

Minutes: Leesburg Planning Commission February 20, 2003

The Leesburg Planning Commission met on Thursday, February 20, 2003 at 7:00 p.m. in the Council Chambers at 25 West Market Street, Leesburg, VA. Staff members present for the meeting were Susan Swift, Randy Hodgson, Brian Boucher and Jennifer Smith.

CALL TO ORDER:

The meeting was called to order at 7:04 p.m.

ROLL CALL:

Present: Chairman Cliff Vaughan
Commissioner Clem
Commissioner Werner
Commissioner Kennedy
Commissioner Bangert
Commissioner Dubè
Mayor Umstatt
Commissioner Hoover

ADOPTION OF AGENDA:

Commissioner Bangert made an amendment to the agenda. She requested that the recognition to Jennifer Moore be added to the agenda.

ADOPTION OF MINUTES:

None

REMARKS BY PETITIONERS

None

PUBLIC HEARINGS:

SE 2002-10 LEESBURG BREW PUB – SPECIAL EXCEPTION – Randy Hodgson, Chief of Comprehensive Planning

Mr. Hodgson gave a brief presentation to the Planning Commission regarding this application.

Commissioner Kennedy talked about condition number three pertaining to the limitations of when the beer could be brewed and asked why should there be any

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limitations if there is no odor or noise in the brewing process. He also asked if Mr. Hodgson would have a problem with striking the condition?

Mr. Hodgson stated that those were the conditions that the applicants representative agreed on, but he did not see any problem with striking the condition.

Commissioner Bangert asked about the comment that stated all the emissions go down the drain and she wanted to know if it would be going into the sewer systems that connected to Edwards Ferry Rd. so if the residents walk out it will be permeating in the front of their house?

Councilmember Umstattd stated that if it is sanitary sewer it should be a closed system.

Mr. Hodgson agreed that it is a closed system.

Mr. Beck Dickerson, representative for the applicant, came forward to speak and answer any questions from the Commission.

Dean Lake the Brew Master for the Brew Pub came forward to explain how the beer would be brewed and answer any questions the Commission had.

Scott Zetterstrom, owner of the Leesburg Brew Pub also came forward to explain the brewing process and he explained that there would be no odor in the brewing process.

Chairman Vaughan opened the public hearing.

Mr. Mike Rich of 313 Edwards Ferry Rd came forward to speak in opposition to the application. His concerns were regarding the process of removing the fermented residue that the current owners would dispose of it properly, but the next owners may not. So Mr. Rich would like to see some guidelines regarding this. Mr. Rich would also like to see some guidelines regarding a time frame of when growlers may be sold.

Mr. Jack Williams of 401 Edwards Ferry Rd came forward to speak in support of the application. Mr. Williams stated that he did not see a problem with the odor of the brewing of the beer, or with the outdoor seating and he does not think there should be any limitations on when growlers can be sold, or any limitations for hours of operations.

Mr. Lawrence Kelly of 404 Edwards Ferry Rd came forward to speak in support of the application. Mr. Kelly stated that the only concern that he had was to make sure that the dumpster got moved away from everybody's houses.

Chairman Vaughan closed the public hearing.

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The case will appear on the March 6th agenda for a vote.

SUBDIVISION AND LAND DEVELOPMENT:

None

ZONING

**ZOAM 03-01 and ZM 03-01 FLOOD PROTECTION/CREEK VALLEY
BUFFER** – Brian Boucher, Zoning Administrator

Mr. Brian Boucher came forward to give a brief presentation to the Planning Commission and answer any questions they had.

COMPREHENSIVE PLANNING:

None

COUNCIL REPRESENTATIVE'S REPORT:

Mayor Umstattd stated that the sense she is getting from representatives of the development industry is that retirement communities and office space for small users seem to be the wave of the near future. Councilmember Umstattd wanted to thank the street crews for the clean up of the snow and also thank the citizens for being patient and calling her to thank the street crews.

Commissioner Vaughan commended the Town on the snow removal.

STAFF AND COMMITTEE REPORTS:

Ms. Swift introduced Megan Gedney the new Planner for the Comprehensive Planning Division to the Planning Commission. Ms. Swift stated that Mr. Herd is under contract now for the retreat and that they are working on the agenda for the retreat on March 8th.

Commissioner Bangert stated that she attended her first EAC meeting on February 19th and that it was very interesting.

OLD AND NEW BUSINESS:

None

ADJOURNMENT:

There being no further business the meeting adjourned at 9:15 p.m.

PREPARED BY:

Jennifer Smith

APPROVED BY:

Cliff Vaughan, Chairman